5602-5604 Broadway, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (M1-1)		Proposed Zoning (R7-3/C2-3) Under MIH Zoning	
	ZR Section #	M1-1	ZR Section #	R7-3/C2-3 (MIH)
USE GROUPS	42-10	I, III(B)-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	n/a	n/a	23-22	6.0*
Community Facility	43-122	2.4	33-121 / 24-11	6.5
Commercial	43-12	1.0	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	6.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	23-322	n/a
Minimum Side Yard	43-25	None or 8'	33-25 / 23-334	None or 5'
Minimum Rear Yard	43-26	20'	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-432	60'
Maximum Base Height	43-43	30'/2-Stories	23-432 / 33-431	105'*, 60' or 4-Stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	23-432 / 23-434(b) / 33-431	145'*, 185'****, Sky Exposure Plane (Commercial)
Sky Exposure Plane	43-43	1 to 1	33-431	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	23-433 / 33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	23-433 / 33-431	10' (Residential), 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80%, 65%****
Corner Lot	n/a	n/a	23-362	100%, 65%****
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU, None^
PARKING				
Residential	n/a	n/a	25-222	15%
Commercial	44-20	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	None
Qualifying Senior Housing	n/a	n/a	25-222	None
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use
LOADING				
Commercial	44-52	By Use	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a

*When providing affordable housing pursuant to Mandatory Inclusionary Housing or Universal Affordability Program
**If lot is less than 40' wide
***If lot is equal to or greater than 40' wide
****if utilizing "eligible site" provisions
^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions